

024.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,200,800 / 1,200,800

USE VALUE: 1,200,800 / 1,200,800

ASSESSED: 1,200,800 / 1,200,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RAD-SERECHT ROXANE LARA	
Owner 2:	
Owner 3:	

Street 1: 73 HENDERSON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HENDERSON ST DEVELOPMENT LLC -

Owner 2: -

Street 1: 186 GREAT RD STE 10

Twn/City: BEDFORD

St/Prov: MA Cntry:

Postal: 01730

NARRATIVE DESCRIPTION

This parcel contains 6,700 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2019, having primarily Vinyl Exterior and 2965 Square Feet, with 1 Unit, 1 Bath, 3 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6700		Sq. Ft.	Site		0	80.	0.93	1									496,802						496,800	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										16011
GIS Ref										
GIS Ref										
Insp Date										08/06/19



USER DEFINED

Prior Id # 1:	16011
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:30:57
PRINT	
LAST REV	
1987	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	458,400	0	6,700.	496,800	955,200	955,200	Year End Roll	12/18/2019
2019	101	FV	187,900	0	6,700.	527,900	715,800	715,800	Year End Roll	1/3/2019
2018	101	FV	187,900	0	6,700.	385,000	572,900	572,900	Year End Roll	12/20/2017
2017	101	FV	187,900	0	6,700.	335,300	523,200	523,200	Year End Roll	1/3/2017
2016	101	FV	187,900	0	6,700.	285,700	473,600	473,600	Year End	1/4/2016
2015	101	FV	177,900	0	6,700.	279,500	457,400	457,400	Year End Roll	12/11/2014
2014	101	FV	177,900	0	6,700.	229,800	407,700	407,700	Year End Roll	12/16/2013
2013	101	FV	177,900	0	6,700.	218,600	396,500	396,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HENDERSON ST DE	73060-268	1	8/5/2019		1,260,000	No	No		
MC IVER DIANE/T	70372-447		12/13/2017	Change>Sale	425,000	No	No		
HIGGINS RACHEL	46967-295		2/14/2006	Convenience	99	No	No		
MCIVER DIANE/TR	46967-283		2/14/2006	Convenience	99	No	No		
HIGGINS RACHEL	4269-549		3/19/2004	Convenience	100	No	No		
HIGGINS CARLTON	13677-384		4/29/1979	Convenience		No	No	Carlton E Higgins dod 10/2/1994	
HIGGINS BERTHA	13634-435		1/30/1979	Family	30,000	No	No		
HIGGINS BERTHA	11816-639		4/3/1970	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2019	333	Inter Fi	10,000	C				
9/12/2018	1315	Addition	40,000	O				
8/9/2018	1140	Addition	208,000	O				
1/10/2018	28	Inter-De	10,000	C				
10/1/2001	715	Demoliti	3,000	C				DEMOLISH GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2019	Meas/Inspect	DGM	D Mann
6/24/2019	Permit Visit	DGM	D Mann
6/4/2019	Permit Visit	DGM	D Mann
7/21/2017	MEAS&NOTICE	HS	Hanne S
1/13/2009	Meas/Inspect	189	PATRIOT
11/8/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	256	PATRIOT
8/2/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath: 1	Rating: Average	3/4 Bath: 3	Rating: Average	A 3QBth: 1	Rating: Average	1/2 Bath: 1	Rating: Average	A HBth: 1	Rating: Average								
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 1	OthrFix: 1	Rating: Average	A HBth: 1	Rating: Average	A 3QBth: 1	Rating: Average	1/2 Bath: 1	Rating: Average	OthrFix: 1	Rating: Average	1/2 Bath: 1	Rating: Average								
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN	View / Desir:	OTHER FEATURES				OF=BMT SINK.															
Grade: B+ - Good (+)	Year Blt: 2019	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits: 1	Rating: Average	Fpl: 1	Rating: Average	WSFlue: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1									
Alt LUC:	Alt %:	Jurisdct: G21	Fact: .	Location:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1												
Const Mod:	Lump Sum Adj:	CONDOS INFORMATION				Total	RMS: 7	BRs: 4	Baths: 1	HB	Lower												
GENERAL INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
				Phys Cond: AV - Average	1.0 %	Exterior:	No Unit	RMS	BRs	FL	Interior:	1	7	4	M								
				Functional:	%	Additions:					Kitchen:												
				Economic:	%	Baths:					Plumbing:												
				Special:	%	Electric:					Electric:												
				Override:	%	Heating:					Heating:												
				Total:	1 %	General:					General:												
INTERIOR INFORMATION				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
				Basic \$ / SQ: 125.00	Size Adj.: 1.04607689	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
				Subfloor:	Const Adj.: 0.99989998						FFL	First Floor	964	130.750	126,040	BMT	100	GFB	60	G			
				Bsmnt Gar:	Adj \$ / SQ: 130.747						SFL	Second Floor	964	130.750	126,040								
				Electric: 3 - Typical	Other Features: 101040						TQS	3/4 Story	723	130.750	94,530								
				Insulation: 2 - Typical	Grade Factor: 1.46						BMT	Basement	524	67.470	35,352								
				Int vs Ext: S	NBHD Inf: 1.00000000						OPF	Open Porch	90	34.830	3,135								
				Heat Fuel: 2 - Gas	NBHD Mod:						WDK	Deck	60	16.000	960								
				Heat Type: 15 - H.V.A.C	LUC Factor: 1.00																		
# Heat Sys: 1	% Heated: 100	% AC: 100	Solar HW: NO	Central Vac: NO	Adj Total: 711159	Juris. Factor: 1.00	Before Depr: 190.89	Net Sketched Area: 3,325	Total:														
% Com Wall	% Sprinkled:	Depreciation: 7112	Depreciated Total: 704048	Final Total: 704000	Val/Su Net: 211.73	Val/Su SzAd: 265.56	Size Ad: 2651	Gross Are: 7314	FinArea: 2965														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											